

Updated URLA Timeline



2019		2020 - 2021				2022
TESTING		PRODUCTION				
		UPDATED FUNCTIONALITY INTEGRATION TEST PERIOD				
		PRODUCTION READINESS PERIOD		MANDATE	PIPELINE LOAN CLOSING PERIOD*	
INDUSTRY PREP	FULL FUNCTIONALITY	LIMITED PRODUCTION	OPEN PRODUCTION	REDESIGNED URLA MANDATE ★	AUS MESSAGING TRANSITION	RETIREMENT DATE ★
January 2019 – March 8, 2020	March 9, 2020– Ongoing	August 1 – December 31, 2020	January 1 – February 28, 2021	March 1, 2021	March 1 – May 1, 2021	March 1, 2022
<p>October 23, 2019 Mockup of redesigned URLA published.</p> <p>November 12, 2019 Revised AUS Specs distributed.</p> <p>Q4 2019 Implementation Timeline published.</p> <p>January 2020 English Interactive URLA available.</p>	<p>Freddie Mac Customer Test Environment and Fannie Mae Integration Environment full functionality available for testing.</p>	<p>Freddie Mac and Fannie Mae scheduled implementations begin. Aggregators, software partners and lenders will have controlled access to the GSEs AUS and GUI production environment.</p> <p>Three criteria for participation must be met:</p> <ol style="list-style-type: none"> 1. GSE AUS testing 2. Partner readiness questionnaire 3. Approval to use URLA before Effective Date 	<p>Redesigned URLA earliest “Effective Date.”</p> <p>Coordinated Aggregator & software partner Implementation Date.</p> <p>Lenders may begin submitting to GSEs’ AUS production environment.</p>	<p>Lenders must use the redesigned URLA (Form 65/Form 1003) and updated AUS datasets based on MISMO v3.4 for all new applications started on or after this date.</p> <p>Applications started prior to this date can remain in the AUS format and form version with which they were initially started.</p> <p>Note: The AUS file format and URLA version used to complete the loan must match. If a loan was submitted prior to March 1, 2021 using the legacy AUS format, that loan file may remain in legacy format provided the lender completes the loan using the legacy (7/05; rev. 6/09) version of the URLA form.</p>	<p>New loan applications started on or after March 1, 2021 MUST be submitted using the redesigned URLA and updated GSE AUS file formats based on MISMO v3.4.</p> <p>Loans started in legacy formats prior to March 1, but not submitted by that date, may be submitted to the GSE AUSs in the legacy formats (and use legacy URLAs) through April 30, 2021. The loans will not receive a DU “Out of Scope” or LPA critical edit .</p> <p>Any loan started and submitted on or after May 1, 2021 using legacy formats will no longer be underwritten by the AUSs.</p>	<p>Pipeline Period ends for slow closing loans (e.g., loans for new construction)</p> <p>All loans created and submitted to the AUS using legacy formats will no longer be underwritten by the AUS starting March 1, 2022.</p> <p>*This pipeline loan closing period allows lenders to resubmit loans to the AUSs that were started and submitted in legacy formats but take longer than average to close. Lenders may continue to resubmit these loans, including loans for new construction, to the GSE AUSs through February 28, 2022.</p>